

**FOR SALE**

Price Guide £600,000

## Beech Tree Farm, 61 Coton, Whitchurch, Shropshire, SY13 3LT

A superbly situated small farm comprising a period farmhouse of great charm and character which is in need of complete renovation, and possibly extension, together with a range of outbuildings, also with great potential, and surrounding land, extending, in all, to around 23.52 acres or thereabouts.





Whitchurch (4.5 miles), Wem (5 miles), Shrewsbury (16 miles), Chester (24 miles)  
(All distances approximate).



- **Period Farmhouse of great character**
- **Potential for complete renovation & possible extension**
- **Outbuildings also offering potential**
- **Surrounded by pastureland extending, in all, to around 23.52 acres**
- **Idyllic rural location**
- **Easily accessible to nearby centres**

## DESCRIPTION

Halls are favoured with instructions to offer Beech Tree Farm at Coton, near Whitchurch, for sale by Private Treaty.

Beech Tree Farm is a superbly situated small farm comprising a period farmhouse of great charm and character which is in need of complete renovation, modernisation and/or extension together with a range of outbuildings, also with great potential, and surrounding land, extending in all, to around 23.52 acres or thereabouts.

The Farm House, which has numerous interesting original internal features, offers purchasers a somewhat rare opportunity to renovate and/or extend (subject to PP) the Farm house into a first class family house, which at present comprises a ground floor Dining Room, Lounge, Walk-in Pantry, Kitchen, Utility Room, Boot Room, Workshop, WC and Cellars, together with 3 first floor bedrooms, a bathroom and two second floor Attic Rooms.

Externally, there is a range of Outbuildings set around a concreted yard which are now in need of improvement work, but have great potential for adapting according to ones individual requirements (subject to PP).

The land is a major feature of the property and lies within a ring fence, in convenient sized enclosures of permanent pasture, ideal for the grazing of all kinds of livestock, particularly horses.

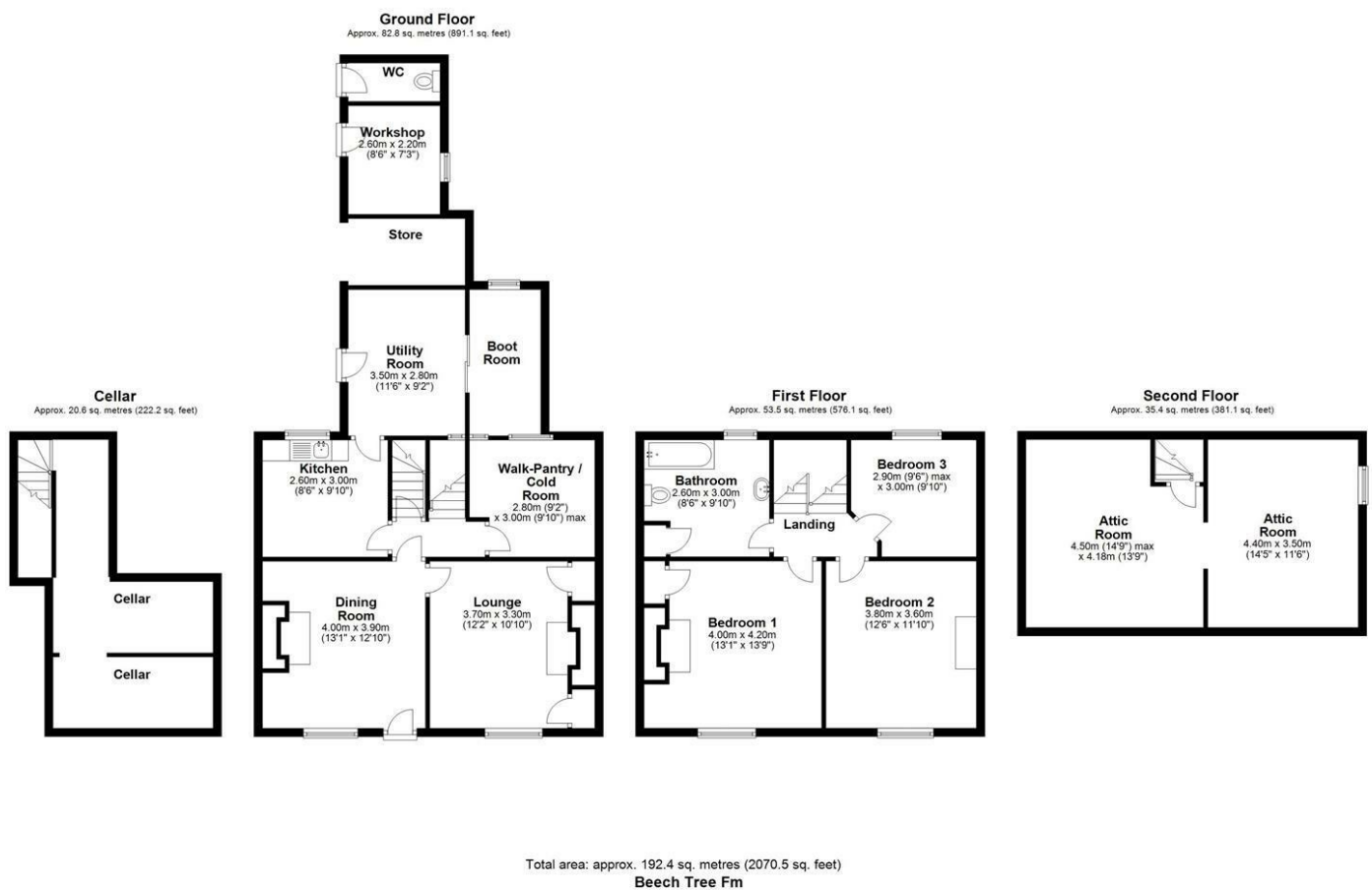
The sale of Beech Tree Farm provides a very rare opportunity to purchase a genuine small farm with potential to renovate according to one's own individual preferences with a substantial area of land in such a lovely, yet accessible, rural location.

The property should be of note to those with equestrian interests as it would make a superb equestrian type operation.

An inspection is highly recommended.

## SITUATION

Beech Tree Farm is situated in a delightful unspoilt rural located in the heart of the north Shropshire countryside. Whilst enjoying this peaceful rural setting, it is still within easy motoring distance of the north Shropshire towns of Whitchurch (4.5 miles) and Wem (5 miles), both of which have an excellent range of local shopping, recreational, and educational facilities. The larger county towns of Shrewsbury (16 miles) and Chester (24 miles) are also both easily accessible and enjoy a more comprehensive range of amenities of all kinds.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.





3 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



## DIRECTIONS

1. From Wem take the B5476 towards Whitchurch for approximately 3.3 miles, passing straight through Quina Brook and passing the 'Bull & Dog' public house on the left then taking the next left turn, identified by Halls for Sale board. Continue for approximately 1 mile and Beech Tree Farm will be found on the right hand side, again identified by Halls for Sale board.

2. From Whitchurch take the B5476 towards Wem for approximately 1.8 miles. Pass through the village of Tilstock and continue for approximately 1 mile taking the first turn right by the made up layby (unsigned but identified by Halls for Sale board). Continue straight on for approximately 0.7 miles, passing the chapel and graveyard on the right and Beech Tree Farm will then be found immediately on the left, again identified by Halls for Sale board.

## THE ACCOMMODATION

### GROUND FLOOR

Dining Room - 4.00m x 3.90m (13'1" x 12'9")

Lounge - 3.70m x 3.30m (12'1" x 10'9")

Walk-In Pantry/Cold Room - 3m x 2.8m (9'10" x 9'2")

Kitchen - 2.60m x 3.00m (8'6" x 9'10")

Utility Room - 3.50m x 2.80m (11'5" x 9'2")

Boot Room

Store

Workshop - 2.60m x 2.20m (8'6" x 7'2")

Stores

### FIRST FLOOR

Landing

Bedroom 1 - 4.00m x 4.20m (13'1" x 13'9")

Bedroom 2 - 3.80m x 3.60m (12'5" x 11'9")

Bedroom 3 - 2.90m x 3.00m (9'6" x 9'10") maximum measurement

Bathroom - 2.60m x 3.00m (8'6" x 9'10")

### SECOND FLOOR

Attic Room 1 - 4.50m x 4.18m (14'9" x 13'8") maximum measurement

Attic Room 2 - 4.40m x 3.50m (14'5" x 11'5")

### FARMBUILDINGS

The Farm Buildings include:

#### GENERAL STORE SHED

58'7" x 31'2"

(maximum measurement) Of brick, Yorkshire boarding and corrugated iron roofed construction.

#### FORMER CUBICLE SHED

75'1" x 36'3"

Predominantly of corrugated iron with some wooden cubicles still in place, central feeding area and doors to either end.

#### DUTCH BARN

With 4 Bay with lean-to on one side.

#### FORMER SHIPPON WITH FORMER DAIRY AT REAR

Fomer Shippon 8.41m x 5.72m (27'7" x 18'9") of brick and corrugated asbestos roofed construction.

Former Dairy 4.42m x 3.04m (14'6" x 10') of concrete block and corrugated asbestos roof, opening in to:



### **FORMER SHIPPON & SEPERATE MEAL HOUSE WITH LOFT**

Currently divided in to two sections:

Former Shippon (4.91m x 1.84m)

Meal House (5.23m 2.51m) of timber construction and corrugated iron.

### **THE LAND**

The land is a major feature of this property and lies within a ring fence. It is all down to pasture and retained in convenient sized enclosures.

The land is situated in a noted farming district and is therefore ideal for grazing of all kinds of livestock, particularly horses.

The property extends, in all, to approx 23.52 acres or thereabouts.

### **SERVICES**

We understand that the Farm House has a mains electricity supply and a private water supply from a well. Drainage is to a private system.

### **TENURE**

The property is said to be a freehold tenure, vacant possession to be given on completion of the purchase.

### **LOCAL AUTHORITIES**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. 0345 6789000.

### **MODE OF OFFERING**

Beech Tree Farm is for sale by private treaty as a whole, or potentially in lots.

### **VIEWINGS**

By appointment through Halls, Ellesmere - Tel: 01691 622602.



# FOR SALE

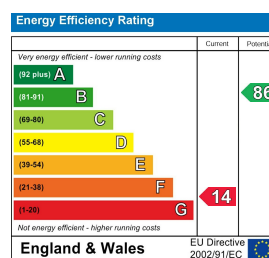
## Beech Tree Farm, 61 Coton, Whitchurch, Shropshire, SY13 3LT



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



Halls 1845

01691 622 602

Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.